



ONLINE AUCTION

136.59± Acres, Pembina County, North Dakota

Bidding starts | Tuesday, February 17, 2026 at 9:00 AM

Bidding closes | Wednesday, February 18, 2026 at 1:00 PM

To register and bid go to: www.fncbid.com

Highlights:

- Highly tillable farmland in Thingvalla Township
- Predominant soil type PI of 82
- Available for 2026 farming year



For additional information, please contact:

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Property Information

Directions to Property: From Mountain, North Dakota (intersection of Highway 32 and 88th Street NE, go south two miles to 86th Street NE, turn west and go two miles and you will be at the northeast corner of the property.

Legal Description: NE1/4, less Parcel A, of Section 30, T160 R56.

Property Description: Pembina County farmland with an overall PI rating of 74. Exclusion of "Parcel A" consists of the site and wooded acreage in the northwest part of this quarter section. Good access along north and east sides of property by gravel township roads. Great opportunity to expand your operation or diversify your investment portfolio!

Estimated Taxes: \$1,310.46 - \$136.59 in specials

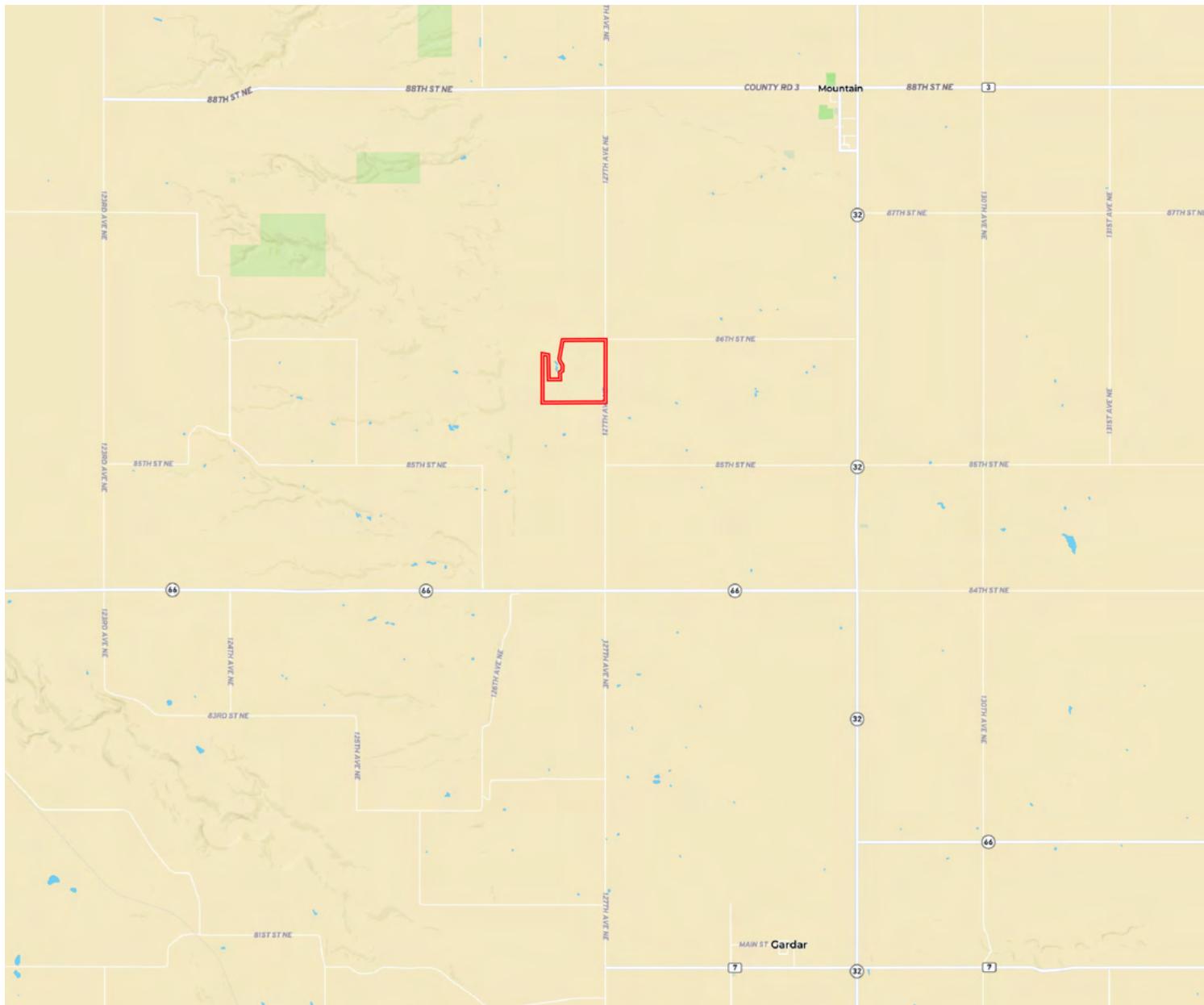
Farm Data:

Cropland	118.83 acres
Non-crop	15.00 acres
Total	136.59 acres

FSA Information:

	Base	Yield
Wheat	53.86 acres	51 bushels
Sunflowers	1.52 acres	1,348 pounds
Soybeans	44.4 acres	30 bushels

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I585A	Fairdale silty clay loam, 0 to 2 percent slopes, occasionally flooded	43.92	32.52	82	82	2c
I231A	Dovray silty clay, 0 to 1 percent slopes	23.71	17.56	64	38	3w
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	18.43	13.65	83	56	2w
I589B	Olga silty clay loam, 3 to 6 percent slopes	11.09	8.21	74	53	2e
I472A	Perella silty clay loam, 0 to 1 percent slopes	10.85	8.03	88	54	2w
I578A	Brantford loam, 0 to 2 percent slopes	10.8	8.0	52	45	3s
I587A	Rolette clay loam, 0 to 3 percent slopes	6.0	4.44	87	56	2s
I256B	La Prairie-Fluvaquents, channeled complex, 0 to 6 percent slopes, frequently flooded	4.1	3.04	60	30	2c
I572B	Corliss loamy coarse sand, 2 to 6 percent slopes	3.09	2.29	24	26	6e
I376A	Colvin silty clay loam, 0 to 1 percent slopes	2.73	2.02	69	50	2w
IGp	Pits, gravel and sand	0.32	0.24	3	-	8s
TOTALS		135.0 4(*)	100%	74.18	58.28	2.36



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer(s).

Taxes: 2026 taxes will be prorated between buyer and seller.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on April 1, 2026, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by The Title Team.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with The Title Team the required earnest payment. The Seller will provide a current abstract of title at their expense. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on April 1, 2026, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of The Title Team.

Sale Method: The real estate will be offered as one individual tract. All bids are open for advancement starting Tuesday, February 17, 2026, at 9:00 AM until Wednesday, February 18, 2026, at 1:00 PM, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: Melsted Family

Online Bidding Procedure: This online auction begins on Tuesday, February 17, 2026, at 9:00 AM. Bidding closes on Wednesday, February 18, 2026, at 1:00 PM.

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All bids on the tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

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